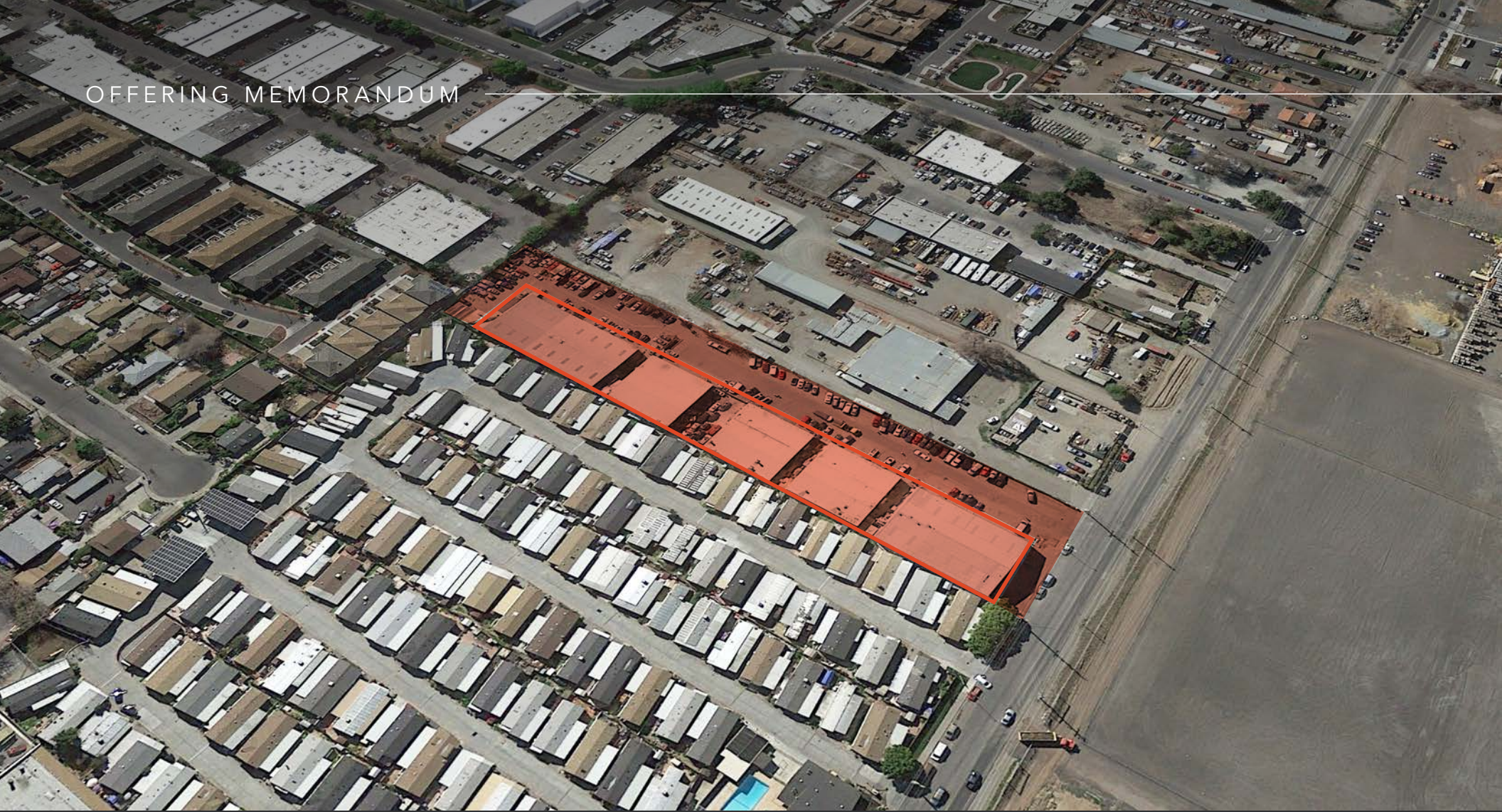


OFFERING MEMORANDUM



PREMIER INVESTMENT OFFERING IN SAN JOSE

230 UMBARGER RD, SAN JOSE, CA 95111



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Exclusively Listed by

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EXECUTIVE SUMMARY

PREMIER SAN JOSE INVESTOR OR OWNER/USER OFFERING

ADDRESS	230 Umbarger Rd, San Jose, CA 95111
LISTING TYPE	Investor or Owner/User property
SUBJECT SITE	5 separate buildings, consisting of 41,600 SF of building on 2.43 acres
ZONING	MH (Heavy Industrial)
ADDITIONAL NOTES	Fully leased, short term, below market rents
SALE PRICE	Call agent
APN	497-34-001 & 497-34-002

+41,600
5 BUILDINGS TOTAL SF

+2.43
TOTAL SITE ACRES

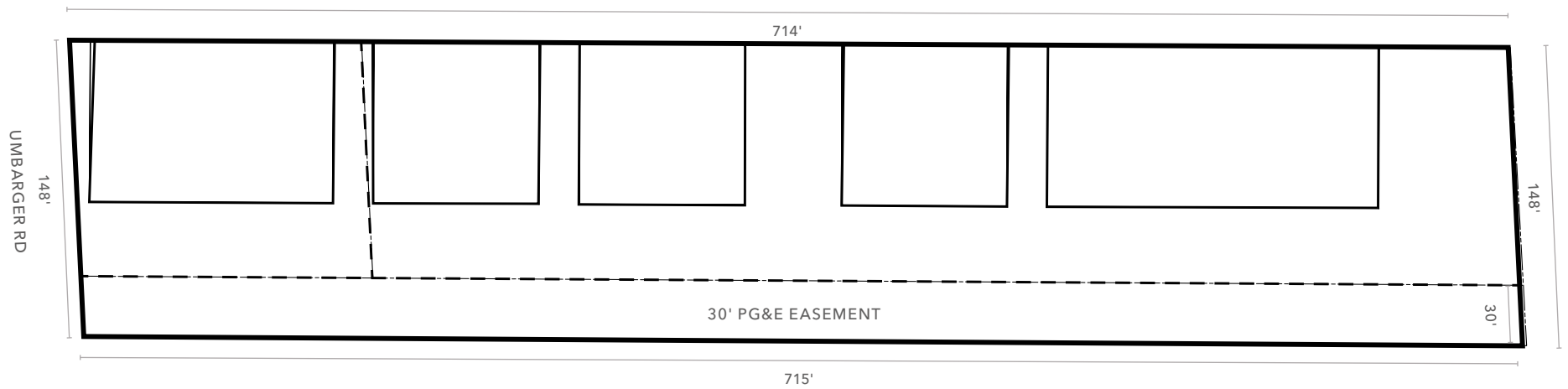
MH
ZONING





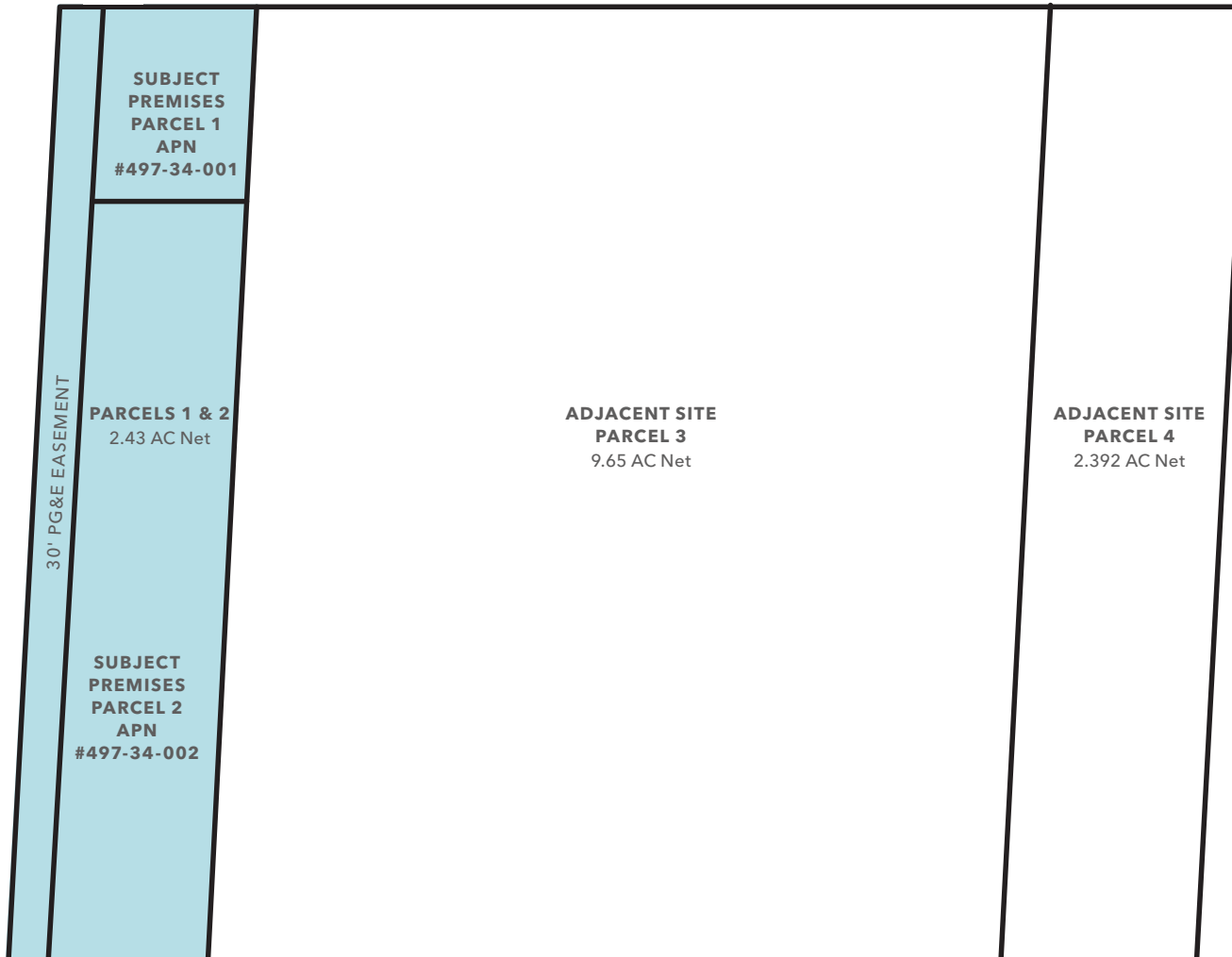
PROPERTY OVERVIEW

SITE PLAN



SITE PLAN NOT TO SCALE

PARCEL MAP



PARCEL MAP NOT TO SCALE

PROPERTY OVERVIEW





MARKET OVERVIEW

Section 03

DEMOGRAPHICS



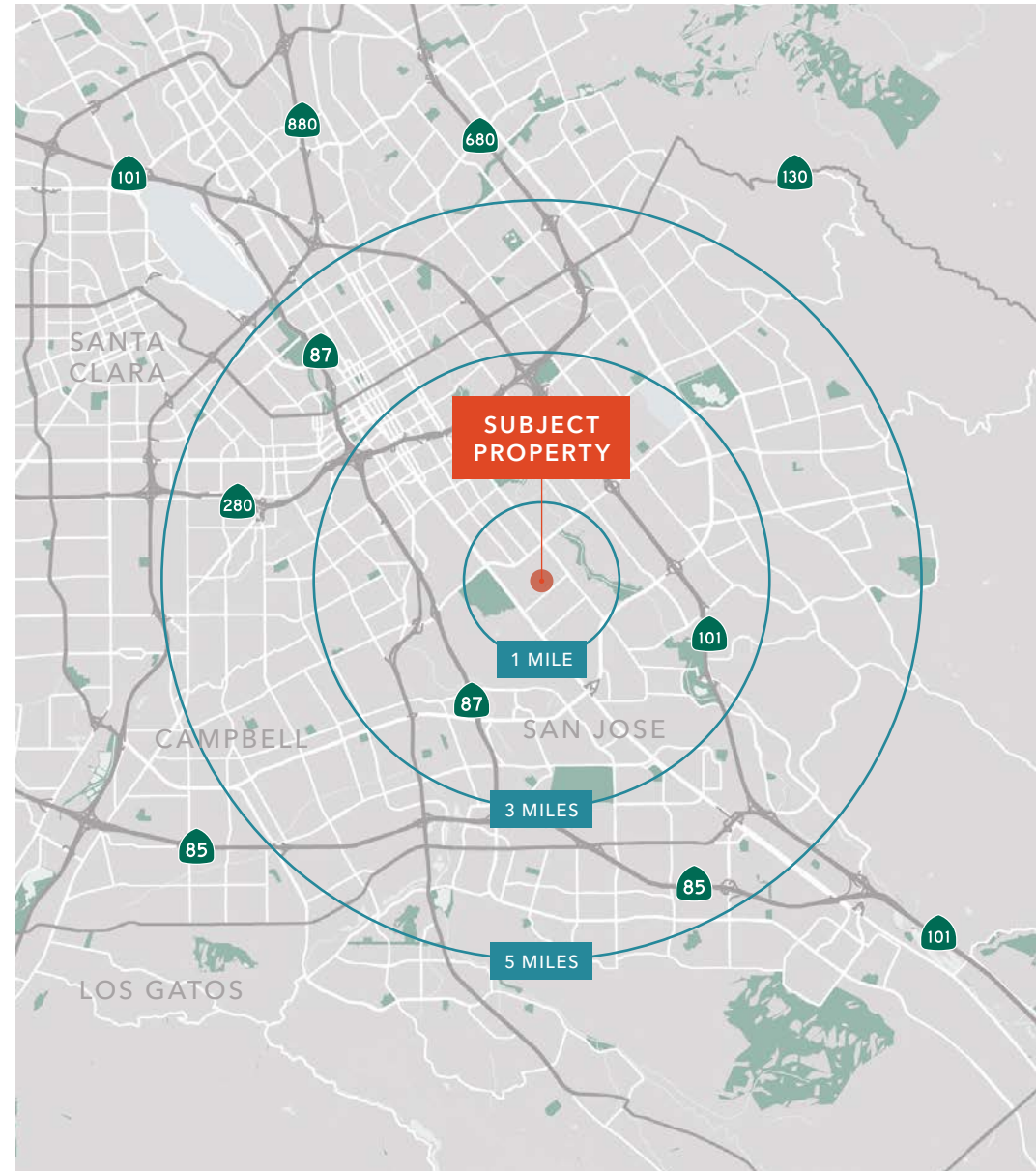
Population

	1 Mile	3 Miles	5 Miles
2010 POPULATION	23,088	247,146	641,693
2023 POPULATION	23,490	248,305	655,322
2028 PROJECTED POPULATION	22,853	241,012	638,013
MEDIAN AGE	37.3	36.7	37.4



Households

	1 Mile	3 Miles	5 Miles
2010 HOUSEHOLDS	6,635	71,997	197,167
2023 HOUSEHOLDS	6,784	72,270	202,267
2028 PROJECTED HOUSEHOLDS	6,600	70,071	196,907
OWNER-OCCUPIED HOUSEHOLDS	4,148	38,246	108,201
RENTER-OCCUPIED HOUSEHOLDS	2,452	31,825	88,706



DEMOGRAPHICS

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HOUSEHOLD INCOME	\$100,277	\$130,780	\$141,711
MEDIAN HOUSEHOLD INCOME	\$74,873	\$100,790	\$111,794
<\$25,000	1,045	7,250	19,666
\$25,000 - \$50,000	1,367	10,241	24,901
\$50,000 - \$75,000	985	10,157	25,850
\$75,000 - \$100,000	982	8,240	21,015
\$100,000 - \$125,000	728	7,803	20,564
\$125,000 - \$150,000	363	5,815	16,105
\$150,000 - \$200,000	544	8,94	26,050
\$200,000+	770	14,469	48,116

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	919	6,491	22,580
TOTAL EMPLOYEES	7,214	48,313	194,859

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	%26	%20	%17
HIGH SCHOOL DIPLOMA	%20	%18	%17
SOME COLLEGE	%25	%24	%24
ASSOCIATE	%9	%8	%7
BACHELOR'S	%15	%19	%22
GRADUATE	%5	%11	%13

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	9,427	131,248	364,101
BLACK OR AFRICAN AMERICAN	697	9,317	24,591
AMERICAN INDIAN OR ALASKA NATIVE	343	4,293	11,720
ASIAN	12,193	92,498	222,969
HAWAIIAN OR PACIFIC ISLANDER	133	1,531	3,987
HISPANIC ORIGIN	8,392	100,821	249,184
TWO OR MORE RACES	697	9,418	27,184

Data Source: ©2023, Sites USA

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